

**Shimberg Center for Affordable Housing**  
**University of Florida**

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## ***2007 Annual Report***

### **Home Structure Rating System**

In late 2006 the Shimberg Center teamed with the College of Engineering, the IFAS Program for Resource Efficient Communities to develop a program for producing a Home Structure Rating System (HSRS) that can be used state wide. This work was funded by a contract from the Florida Office of Insurance Regulation. The final version of the HSRS was based on a modified and expanded model developed by Applied Research Associates, Inc., for the Florida Department of Community Affairs in 2001.

### **The Oaks at Riverview HOPE VI Evaluation**

As 2007 drew to a close, the Shimberg Center's Housing Policy and Programs research team was in the process of finalizing its evaluation of The Oaks at Riverview, a HOPE VI redevelopment effort in Tampa. The Oaks at Riverview is a redevelopment of the site formerly occupied by distressed public housing complexes. The Oaks is located in the historic Seminole Heights neighborhood, and the redevelopment effort has made a significant contribution to rising home values and reduction in crime rates in the surrounding area.

### **Florida Property Taxation**

The Shimberg Center for Affordable Housing successfully proposed to provide analytical services relating to property taxation in Florida as requested by the Florida Legislature's Office of Economic and Demographic Research (EDR). The Shimberg Center organized a team of the state's leading economic, real estate and housing policy faculty from the University of Florida and Florida State University. A pre-proposal planning session comprised of all team members agreed to divide the project into four elements and assigned primary performance responsibility as follows: Revenue Effects, Assessment Effects, Analysis and Evaluation of Truth In Millage, and Integration and presentation of findings and policy options.

### **City of Deltona Housing Needs Assessment**

The project consists of an analytical report for the City of Deltona regarding the current housing stock and projected future need for housing. The report was prepared using multiple data sources, including Census and local property appraiser information. Multiple maps were also provided using GIS technology to assist local policy makers and administrators with visualizing important aspects of the data analysis.

### **City of Deltona Analysis of Impediments to Fair Housing Choice**

Following the successful completion of a housing needs assessment for the City of Deltona, the city requested further services from the Shimberg Center for Affordable Housing in the preparation of an *Analysis of Impediments to Fair Housing Choice*. This analytical report is required of all local jurisdictions receiving federal funds such as the HOME Investment Partnership program. The analysis builds on the housing needs assessment and provides the city with information it will use to develop strategies for addressing barriers to fair housing choice.

### **University Area Community Development Corporation Anti-Crime Programming**

The Shimberg Center for Affordable Housing began its fourth year of service to the University Area Community Development Corporation in July 2007. These services will extend through June 2007, and primarily focus on exploring the linkages between crimes and housing condition. The project includes an extensive effort to survey the condition of housing within the target neighborhood on a parcel-by-parcel basis. This survey will provide information that will be useful for years to come in planning redevelopment efforts and in advocating for resources necessary to accomplish redevelopment and revitalization in this severely distressed area of North Tampa.

### **Housing Element of the Hillsborough County Comprehensive Plan**

The Shimberg Center worked with Hillsborough County in the preparation of an updated Housing Element for its state-required Comprehensive Plan in 2007. This project built on information developed by the Shimberg Center while preparing the county's federal Consolidated Plan in 2006. The updated Housing Element provides detailed information to be used in the planning process through 2030.

### **Florida Housing Data Clearinghouse**

The origin of the Clearinghouse was with the Governor's Affordable Housing Study Commission. At the Commission's urging a working group of stakeholders that included representatives from local governments, regional entities, housing advocates, groups such as the Florida Home Builders Association and the Florida Association of Realtors, and state agencies was organized in 2000. The Housing Data Clearinghouse was created to provide public access to data on housing need and supply from a variety of national, state, and local sources. In addition to collecting and developing housing data, the Clearinghouse is expanding its capacity to collect, produce, and store this information for easy public access. Users obtain data, produce reports, and perform analysis by going to the Clearinghouse website at (<http://www.flhousingdata.shimberg.ufl.edu>). Indeed, the Affordable Housing Needs Assessment, which is the data and analysis package prepared by the Clearinghouse for each local government to aid them with their comprehensive planning responsibilities, is available on the clearinghouse website along with a variety of other reports.

The Clearinghouse has been involved in the state's interest in the preservation of its affordable housing inventory. The Clearinghouse has made extensive preservation-related additions to the general inventory of assisted housing; worked with the Governor's Affordable Housing Task Force in its 2-year study of the preservation issue in Florida; was one of two case-study partners in a National Low Income Housing Coalition (MacArthur Foundation-funded) investigation into development of a national preservation catalog; and with Florida Housing as a partner received a \$172,000 grant from the MacArthur Foundation to continue expanding capacity in the Clearinghouse to deliver useful information for this affordable housing policy initiative.

**First Time Homebuyer Program** – the Center continues to provide assistance to Florida Housing Finance Corporation in evaluating its First-Time Homebuyer Program relative to market share and target households.

**Preserving Affordable Housing** – With funding provided by the MacArthur Foundation, the Center teamed with the Florida Housing Finance Corporation, convened a national meeting of organizations already engaged in collecting housing preservation data and implemented a housing-preservation-related data collection project in the state of Florida. The objective of organizing the meeting and conducting the data collection and analysis is to identify the information needs for housing policy and program development professionals and to create a data infrastructure that other states can implement for the preservation of the affordable rental housing.

### **Affordable Housing Site Selection Modeling**

As housing costs have skyrocketed, the availability of affordable housing has declined. The issue has become critical throughout Florida as communities try to ensure that people of all income levels have access to affordable housing. A \$500,000 gift from the Wachovia Foundation to the University of Florida College of Design, Construction and Planning will allow researchers to address the state's affordable housing issues by identifying and assessing the suitability of sites for affordable housing development and preservation. The three-year grant will support an interdisciplinary research project in the college between the Department of Urban and Regional Planning and the Shimberg Center for Affordable Housing, located in the Rinker School of Building Construction.

### **ADMINISTRATIVE**

The Center operated with a staff of eighteen in 2007 including three students pursuing doctoral degrees and three pursuing masters degrees. Support for the staff came from the University \$280,815 plus a combination of funds from foundations, the Center's endowments, and contracted research for a total operating budget of \$1,155,963. Dr. Robert C. Stroh, Sr., continues serving as director of the Shimberg Center with Dr. Anne R. Williamson and William J. O'Dell serving as associate directors